

August 22, 1991

SANTA ROSA COUNTY LAND DEVELOPMENT CODE

ORDINANCE NO. 91-24

SANTA ROSA COUNTY, FLORIDA

PREPARED BY THE SANTA ROSA
COUNTY PLANNING BOARD

With

Technical Support Provided

by

J.E. Dorman & Associates, Inc.

ON BEHALF OF THE

SANTA ROSA COUNTY BOARD OF COUNTY COMMISSIONERS

AMENDMENTS:

<u>ORDINANCE #</u>	<u>DATE</u>	<u>ORDINANCE #</u>	<u>DATE</u>
<u>93-04</u>	<u>2-12-93</u>	<u>93-22</u>	<u>12-01-93</u>
<u>94-12</u>	<u>06-07-94</u>	<u>95-25</u>	<u>09-14-95</u>
<u>96-30</u>	<u>10-24-96</u>	<u>98-06</u>	<u>05-14-98</u>
<u>98-12</u>	<u>08-27-98</u>	<u>98-17</u>	<u>10-22-98</u>
<u>99-11</u>	<u>06-10-99</u>	<u>99-25</u>	<u>12-08-99</u>
<u>00-05</u>	<u>04-13-00</u>	<u>00-17</u>	<u>08-24-00</u>
<u>01-01</u>	<u>01-11-01</u>	<u>01-16</u>	<u>08-23-01</u>
<u>02-03</u>	<u>01-18-02</u>	<u>02-06</u>	<u>04-07-03</u>
<u>03-10</u>	<u>05-20-03</u>	<u>03-13</u>	<u>05-22-03</u>
<u>03-21</u>	<u>07-31-03</u>	<u>03-26</u>	<u>10-23-03</u>

AMENDMENTS:

<u>ORDINANCE #</u>	<u>DATE</u>	<u>ORDINANCE #</u>	<u>DATE</u>
<u>03-28</u>	<u>12-08-03</u>	<u>04-07</u>	<u>02-26-04</u>
<u>04-10</u>	<u>03-29-04</u>	<u>04-12</u>	<u>04-26-04</u>
<u>04-25</u>	<u>08-04-04</u>	<u>04-29</u>	<u>10-06-04</u>
<u>04-35</u>	<u>11-29-04</u>	<u>05-06</u>	<u>03-24-05</u>
<u>05-07</u>	<u>04-14-05</u>	<u>05-10</u>	<u>05-11-05</u>
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<u>05-32</u>	<u>09-22-05</u>	<u>06-04</u>	<u>02-09-06</u>
<u>06-05</u>	<u>02-23-06</u>		

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ARTICLE ONE

LEGAL

1.01.00 LEGAL

WHEREAS, the Florida Legislature has enacted the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, Florida Statutes) which mandates the preparation of comprehensive plans and unified land development codes for all units of local government; and,

WHEREAS, the Board of County Commissioners of Santa Rosa County, Florida has determined that the Comprehensive Plan, 2000, Ordinance 90-52, is compatible with and furthers the State Comprehensive Plan, the West Florida Comprehensive Regional Policy Plan and the Santa Rosa County Comprehensive Plan; and

WHEREAS, the adoption of a unified land development code is required to implement the Comprehensive Plan; and

WHEREAS, Section 163.3194 (1)(b), F.S. requires that land development regulations be consistent with the Comprehensive Plan and Section 163.3202, F.S. details the minimum requirements for content of the County's Land Development Code (LDC); and

WHEREAS, the Board of County Commissioners of Santa Rosa County finds that the regulations contained within this Code are necessary to protect the public health, safety, general welfare, natural environment and economic vitality of the County; now

THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA ROSA COUNTY, FLORIDA that this ordinance is hereby adopted in conformance with Chapter 163, F.S., and provides an effective date and repeals all provisions of Ordinances or Resolutions in conflict herewith.

1.02.00 Title: This ordinance shall be known as the "SANTA ROSA COUNTY LAND DEVELOPMENT CODE" and also may be known as Ordinance No. 91-24.

1.03.00 Jurisdiction: The lands subject to this ordinance include all unincorporated areas of Santa Rosa County.

1.04.00 **Intent:** It is the intent of this ordinance to provide orderly growth management rules and regulations for those areas of Santa Rosa County identified hereinabove. This ordinance is not intended to terminate growth but rather to provide mechanisms for growth management in order to serve the citizens of Santa Rosa County and, toward that end, this ordinance is to be construed broadly to accomplish its stated purposes and objectives.

1.05.00 **Abrogation:** This ordinance is not intended to repeal, abrogate or interfere with any existing easements, covenants or deed restrictions duly recorded in the public records of the County.

1.06.00 **Severability:** If any provision of this ordinance is, for any reason, held to be invalid or unconstitutional by any court of competent jurisdiction, such provision and such holdings shall not affect the validity of any other provision and to that end the provisions of this ordinance are declared to be severable.

1.07.00 **Effective Date:** The effective date of this ordinance shall be the date of receipt, by Santa Rosa County, of notice from the Florida Department of State that this Ordinance has been received and duly filed.

1.08.00 **Ordinances Repealed and Replaced:** This ordinance repeals and replaces Ordinances 78-8, 86-13, 89-04, 89-07, 89-24 and 90-03, as amended. The provisions of this ordinance shall prevail over the terms of any previously adopted ordinance or resolution